

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Workshop meeting Elmesco/Dunkin Donuts

August 21, 2012

Present: Chairman: Joseph Barbaro; **Members:** Arne Saari, Richard Weissbrod and Jimmy Zuehl
Member absent: Placito Sgro

Present for the applicant: Ken Elmes and Ronald Lezott; GK+A Architects

J. Barbaro read SEQRA letter response from the following:

- New York State Department of Conservation Region 3 regarding bald eagles and their habitats which suggested a possible environmental impact
- Putnam County Department of Health question sewer extensions but had no objection with the planning Board taking lead agency.

Rob Cameron responded that there would need to be some type of response noting there will be no impact to eagles due to the proposed project.

The Board reviewed and discussed the remainder of the July 26, 2012 memorandum from Putnam Engineering (attached).

The following are some items discussed:

- Check into the easement by getting a letter from the applicant's attorney regarding the use of the easement. It is a big process to get rid of them even though they are no longer used and they go with the property.
- Contact Greg Philips at the Village regarding the sewer
- Light fixtures are dark sky compliance.
- All lighting is focused downward the bulb themselves are not visible
- A six foot fence will be installed in the rear of the building which will block lighting (houses 11 and 15 will be the only two to see the light)
- A illuminated schedule was requested by the Board for all lighting.
- A fence will enclose the dumpster and will run in the back by the easement
- There will be a separate speaker tower for the menu board which should decrease the noise.

J Barbaro noted that the Planning Board has not yet decided on the drive-through.

A public hearing was scheduled at 7:30 in the VFW hall on September 18, 2012.

R. Weissbrod moved to adjourn the meeting and **A. Saari** seconded the motion. The meeting was adjourned at 9:28 P.M.

Joseph Barbaro, Planning Board Chairman

Date